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What every intending purchaser should know to ensure the accuracy of the floor plan is that the measurements are given as approximate and no guarantee is made as to their accuracy. The plan is for guidance purposes only and should be used as a guide only. No employee of Andrew Ward Estate Agents has the authority to make or give any representation or warranty in respect of the property.



FIRST FLOOR
506 sq. ft. (47.0 sq. m.) approx.



31 LIVINGSTONE COURT CHRIST CHURCH LANE, BARNET EN5 4PL

Guide Price £239,500 | Leasehold



Property Overview

Set in the highly sought after development of Livingstone Court built in 1994 by renowned developers McCarthy & Stone is this well maintained one bedroom RETIRMENT APARTMENT situated on the first floor. The property comprises of a large double bedroom with fitted wardrobes, a bright and spacious reception room with fantastic elevated view looking over the front of the development, a larger than average traditional kitchen featuring Zanussi oven and hob finishing of the apartment is a modernised walk in shower room with large shower tray.

It is a condition of the purchase that residents are over the age of 60 years, or in the event of a couple, one must be over 60 years and the other over 55 years.



Property Features

- RECEPTION - 14'3 X 11'10
- KITCHEN - 8'7 X 7'4
- ELECTRIC HEATING
- RESIDENTS PARKING
- HOUSE MANAGER
- BEDROOM - 17'7 X 11'10
- SHOWER ROOM - 7'3 X 5'5
- LIFT
- LANDSCAPED WRAP AROUND GARDENS
- RESIDENT'S LOUNGE

Agents Notes

Further benefits include residents' lounge, laundry room, emergency intercom, double glazed windows, electric heating, 24 hour care line, and is being sold chain free.

We understand that the lease has approximately 90 years remaining,

Service Charge approx. £3,231.72 pa

Ground Rent: £510 pa

Council Tax Band: D